

Prepared by:
Jonathan H. Kasper, Esq.

McCalla Raymer Leibert Pierce, LLC

Closing Department
Two North Twentieth Street, Suite 1310

Birmingham, AL 35203

Send Property Tax Notice to: Lot 7a McMahon Highland Road Calera, AL 35040

SPECIAL WARRANTY DEED

State of Alabama County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, U.S. Bank National Association (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Anthony Best and Wanda L. Best (hereinafter referred to as GRANTEE), his, her, or its heirs, transferees, and assigns, all right, title, interest and claim in or to the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 7-A, according to a Resurvey of Lots 6 and 7 of McMahon Highlands at Shelby Spring Farms, as recorded in Map Book 28, at Page 126, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

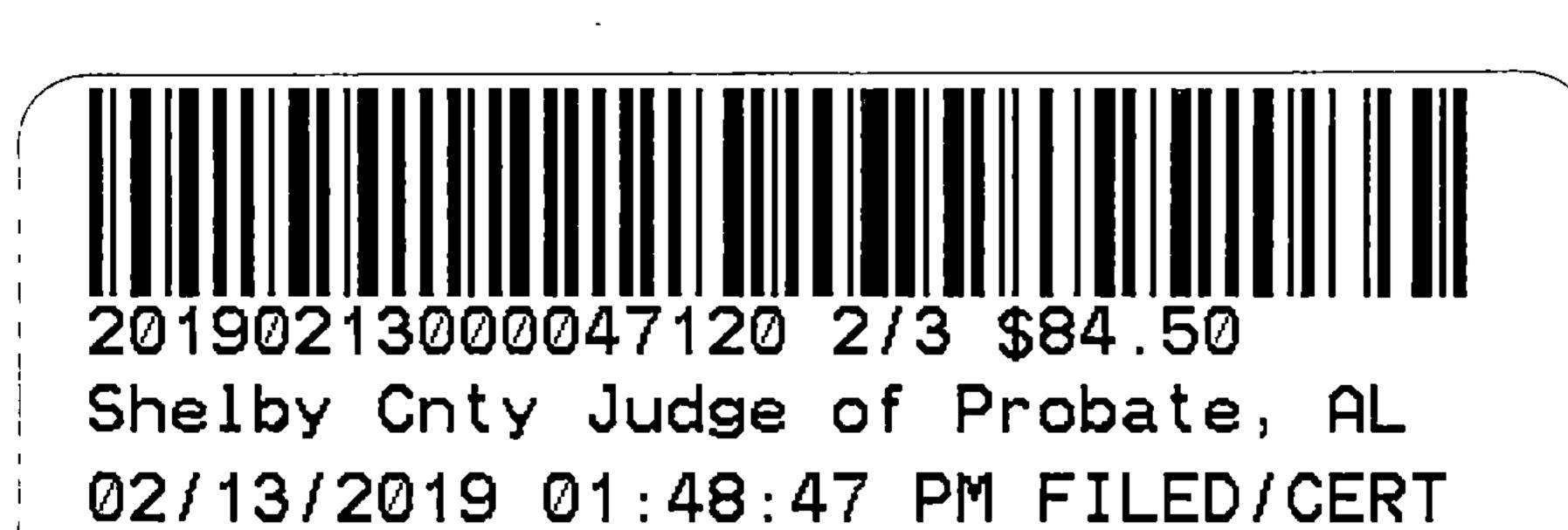
TO HAVE AND TO HOLD, the aforegranted real estate to GRANTEE, his, her, or its heirs, transferees, and assigns FOREVER IN FEE SIMPLE.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except there are no liens or encumbrances outstanding against the premises conveyed herein, which were created or suffered by the undersigned and not specifically excepted herein.

THIS CONVEYANCE IS MADE SUBJECT TO ANY RIGHT OF REDEMPTION ARISING BY VIRTUE OF THE FORECLOSURE OF A MORTGAGE EVIDENCED BY THE FORECLOSURE DEED FILED FOR RECORD 08/17/2017 IN INSTRUMENT NO. 20170817000298000, PROBATE COURT OF SHELBY COUNTY, ALABAMA.

U.S. Bank National Association RitalJ. Heinn'/ Assistant Vice President Title: Name: ane Byrkit / Officer الر State of Minnesota County of Hennepin Michael Wayne Rock the undersigned Public, in and for authority, a Notary said said hereby certify that state, county, Rita J. Heinn whose name as Assistant Vice President of U.S. Bank National Association, is signed to the foregoing N/A has produced who is known to me or conveyance, identification, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she as such officer with full authority, executed same voluntarily for and as the act of said corporation, acting in his/hers capacity as aforesaid on the day that bears the same date GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 24 January Mulle Mayer Rock MICHAEL WAYNE ROCK
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2023 Notary Public My Commission expires: 01/31/2023

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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Mailing Address	U.S. Bank National Association		Anthony Best and Wanda L. Best
	4801 Frederica St Owensboro, KY 42301		468 Waterbord, Dr. Catera H635
Property Address	Lot 7a McMahon Highland Road	Date of Sale	02/08/2019
	Calera, AL 35040	Total Purchase Price	\$63,500.00
		or Actual Value	63,500.00
		Assessor's Market Value	63,500.00
The purchase price	or actual value claimed on this form ca	an be verified in the following	g documentary evidence: (check one)
(Recordation of door Bill of Sale Sales Contract Closing States		Appraisal Other	Shelby County, AL 02/13/2019 State of Alabama Deed Tax:\$63.50
If the conveyance dis not required.	locument presented for recordation con	tains all of the required infor	mation referenced above, the filing of this form
Grantor's name and mailing address.	mailing address - provide the name of	Instructions the person or persons conver	ying interest to property and their current
Grantee's name and	l mailing address - provide the name of	the person or persons to who	om interest to property is being conveyed.
Property address - 1	the physical address of the property bei	ng conveyed, if available.	
Date of Sale - the d	ate on which interest to the property wa	as conveyed.	
Total purchase price offered for record.		ase of the property, both real	and personal, being conveyed by the instrument
•		·	and personal, being conveyed by the instrument raiser or the assessor's current market value.
the property as dete	•	ith the responsibility of valui	narket value, excluding current use valuation, of ng property for property tax purposes will be (h).
·	false statements claimed on this form		ocument is true and accurate. I further of the penalty indicated in Code of Alabama
Date 281		Print Mut	nony BEST
Unattested	d	Sign /	13
	(verified by)	(Gra	ntok/Grantee/Owner/Agent) circle one Form RT-1

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20190213000047120 3/3 \$84.50 Shelby Cnty Judge of Probate, AL 02/13/2019 01:48:47 PM FILED/CERT